

167.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

817,700 /

817,700

USE VALUE:

817,700 /

817,700

ASSESSED:

817,700 /

817,700

110383

GIS Ref

GIS Ref

Insp Date

07/21/18

!12906!

PRINT

Date

Time

12/30/21

15:46:45

LAST REV

Date

Time

11/05/19

13:49:18

danam

12906

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PROPERTY LOCATION

No

Alt No

Direction/Street/City

49

FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEHMAN JOHN F

Owner 2:

Owner 3:

Street 1: 49 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 2341 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

7441

Sq. Ft.

Site

0

70.

0.86

8

450,261

450,300

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

7441.000

362,700

4,700

450,300

817,700

Total Card

0.171

362,700

4,700

450,300

817,700

Total Parcel

0.171

362,700

4,700

450,300

817,700

Source:

Market Adj Cost

Total Value per SQ unit /Card:

349.30

/Parcel:

349.30

Legal Description

User Acct

110383

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

167.0-0002-0011.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

362,700

4700

7,441.

450,300

817,700

Year end

12/23/2021

2021

101

FV

351,800

4700

7,441.

450,300

806,800

Year End Roll

12/10/2020

2020

101

FV

351,800

4700

7,441.

450,300

806,800

806,800

Year End Roll

12/18/2019

2019

101

FV

271,200

4700

7,441.

450,300

726,200

726,200

Year End Roll

1/3/2019

2018

101

FV

271,200

4700

7,441.

398,800

674,700

674,700

Year End Roll

12/20/2017

2017

101

FV

271,200

4700

7,441.

334,500

610,400

610,400

Year End Roll

1/3/2017

2016

101

FV

271,200

4700

7,441.

334,500

610,400

610,400

Year End

1/4/2016

2015

101

FV

255,800

4700

7,441.

289,500

550,000

550,000

Year End Roll

12/11/2014

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

LEHMAN JOHN F-E

22197-584

7/9/1992

65,000

No

No

A

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

5/20/2019

674

New Wind

28,000

C

ACTIVITY INFORMATION

Date

Result

By

Name

7/21/2018

MEAS&NOTICE

HS

Hanne S

10/27/2008

Meas/Inspect

163

PATRIOT

2/4/2000

Inspected

276

PATRIOT

12/28/1999

Mailer Sent

12/8/1999

Measured

163

PATRIOT

7/14/1993

RV

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

